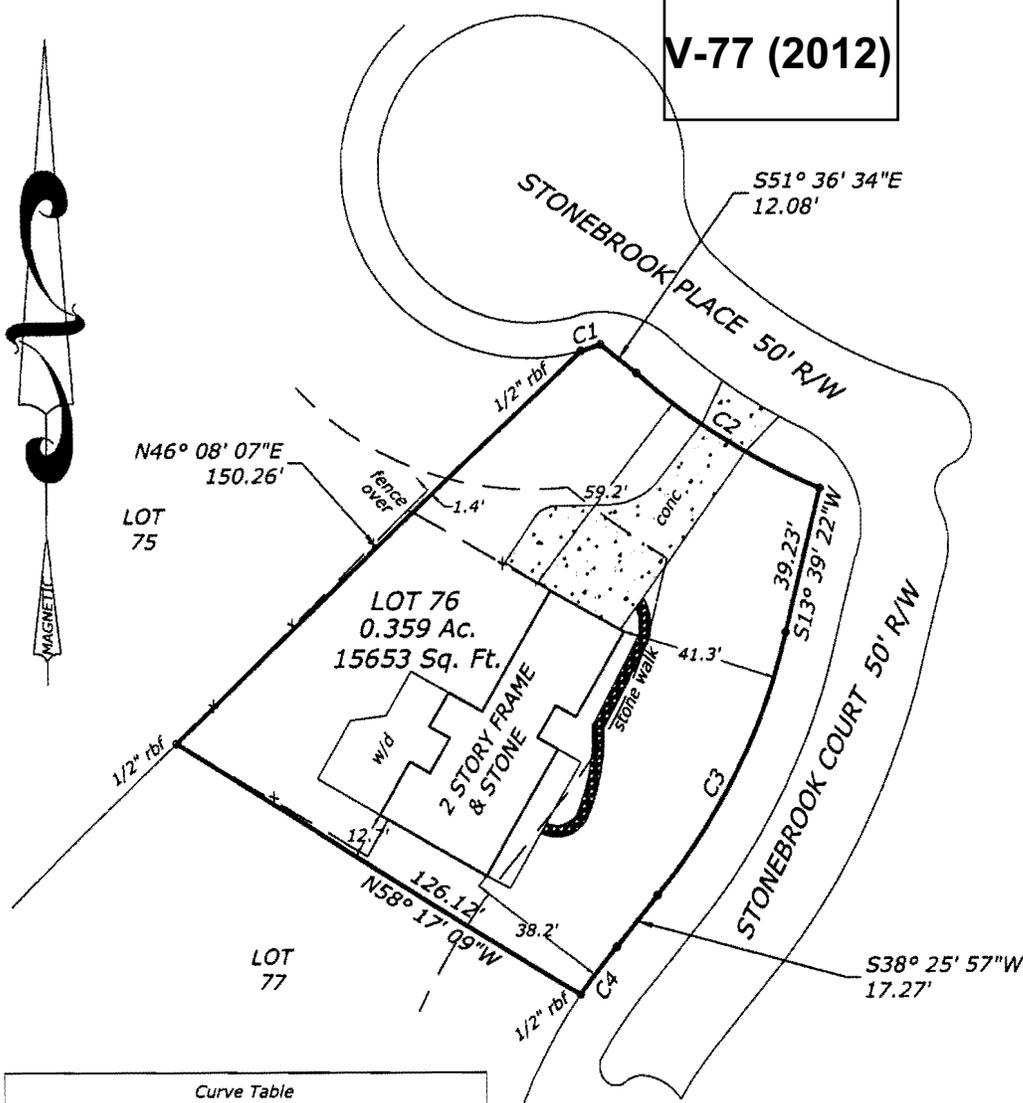


V-77 (2012)

AUG 1 2012

COMM. DEV. & ZONING DIVISION



Curve Table				
Curve #	Length	Radius	Bearing	Chord
C1	5.44'	50.00'	N71° 30' 21"E	5.43'
C2	57.50'	165.72'	S57° 26' 10"E	57.21'
C3	78.25'	165.80'	N26° 17' 47"E	77.53'
C4	15.89'	148.60'	S36° 55' 34"W	15.88'

BUILDING LINES
FRONT - 35'

CLOSURE DATA

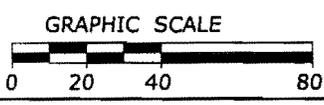
FIELD CLOSURE=1' IN 10,000+
ANGLE POINT ERROR=< 20"
EQUIPMENT USED=E.D.M. & THEODOLITE
ADJUSTMENT METHOD=COMPASS RULE
PLAT CLOSURE=1' IN 100,000+

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN WERE NOT SUPPLIED TO THIS OFFICE.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND ORIGINAL SIGNATURE OF SURVEYOR.

LEGEND

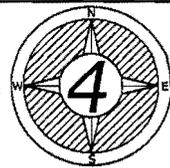
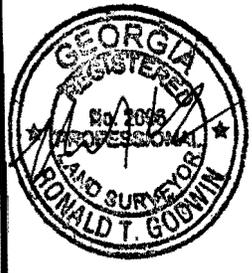
- IPF=IRON PIN FOUND
- IPS=IRON PIN SET
- R/W=RIGHT OF WAY
- MAG= MAGNETIC
- P.O.B.=POINT OF BEGINNING
- B/L=BUILDING LINE
- D.E.=DRAINAGE EASEMENT
- N/F=NOW OR FORMERLY
- F.W.P.D.=FIELD WORK PERFORMED DATE



Prepared For: **RANDY VERMA**
PAM VERMA

Subdivision: EAST SPRING LAKE UNIT -- 2

Lot: 76	P.B. 84 ~ PG. 87	
Land Lot: 98	District: 1st 2nd Sect.	
County: Cobb, GA	F.W.P.D. 7/12/12	
Scale: 1" = 40'	Date: 7/12/12	Job No: 12-064



FOUR CORNERS SURVEYING

P.O. BOX 15
Tyrone, GA 30290
770-560-3910
770-560-6930
FOUR_CORNERS@BELLSOUTH.NET

APPLICANT: Randy Verma

PETITION No.: V-77

PHONE: 770-645-0195

DATE OF HEARING: 10-10-2012

REPRESENTATIVE: Randy Verma

PRESENT ZONING: R-15

PHONE: 770-645-0195

LAND LOT(S): 98

TITLEHOLDER: Randy and Pamela Verma

DISTRICT: 1

PROPERTY LOCATION: At the southwest corner of Stonebrook Place and Stonebrook Court (2671 Stonebrook Court).

SIZE OF TRACT: 0.359 acre

COMMISSION DISTRICT: 3

TYPE OF VARIANCE: Waive the rear setback from the required 30 feet to 12 feet for existing house footprint and proposed addition.

OPPOSITION: No. OPPOSED **PETITION No.** **SPOKESMAN**

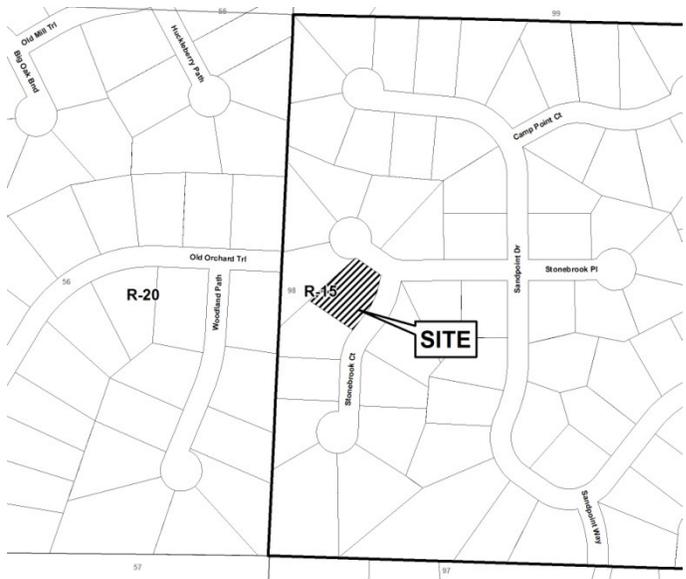
BOARD OF APPEALS DECISION

APPROVED **MOTION BY**

REJECTED **SECONDED**

HELD **CARRIED**

STIPULATIONS:



APPLICANT: Randy Verma

PETITION No.: V-77

COMMENTS

TRAFFIC: This request will not have an adverse impact on the transportation network.

DEVELOPMENT & INSPECTIONS: No comment.

SITE PLAN REVIEW: If this variance request is approved, a subdivision plat revision must be recorded prior to the issuance of the certificate of occupancy showing all improvements on the lot and referencing the variance case in the standard plat revision note. The surveyor must submit the plat to the Site Plan Review Section, Community Development Agency for review and approval prior to recording. Call 770-528-2147.

STORMWATER MANAGEMENT: No adverse stormwater management issues are anticipated.

HISTORIC PRESERVATION: After examining Civil War trench maps, Cobb County historic property surveys, county maps, and various other resources, staff has no comments regarding the impact or treatment of historic and/or archaeological resources.

DESIGN GUIDELINES: No comment.

CEMETERY PRESERVATION: No comment.

WATER: No conflict.

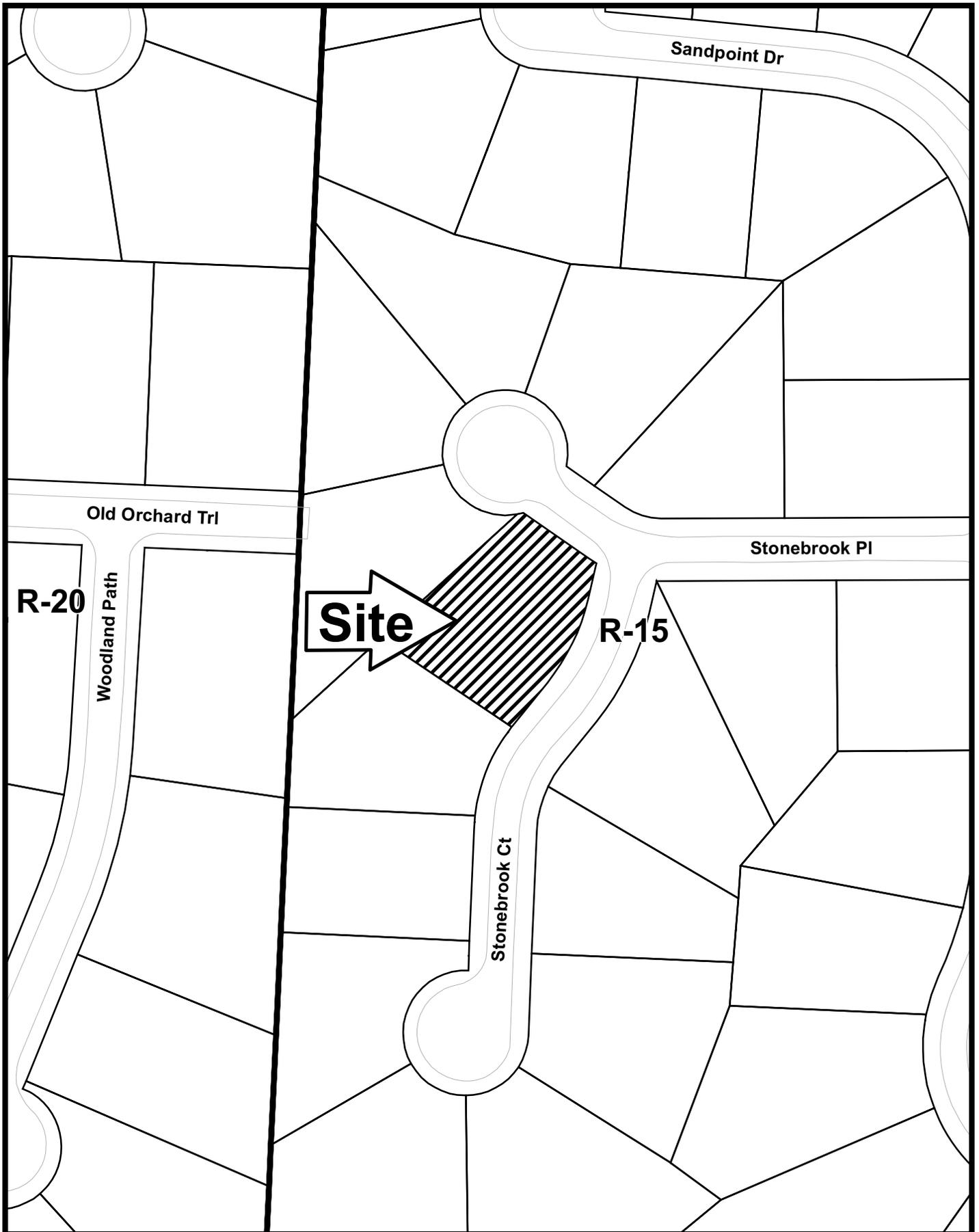
SEWER: No conflict.

APPLICANT: Randy Verma

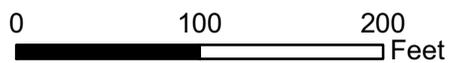
PETITION No.: V-77

FIRE DEPARTMENT: After analyzing the information presented for a Preliminary Review, the Cobb County Fire Marshal's Office is confident that all other items can be addressed during the Plan Review Stage.

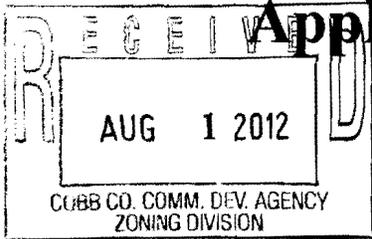
V-77



This map is provided for display and planning purposes only. It is not meant to be a legal description.



-  City Boundary
-  Zoning Boundary



Application for Variance Cobb County

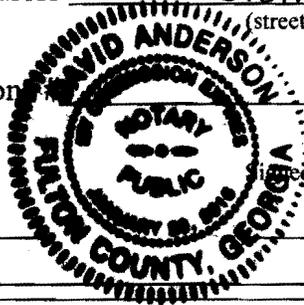
(type or print clearly)

Application No. V-~~45~~ 77
Hearing Date: 10/10/12

Applicant Randy Verma Phone # 770-645-0195 E-mail randy@vermas.com

Randy Verma
(representative's name, printed) Address 2671 Stonebrook Ct. Roswell, GA 30075
(street, city, state and zip code)

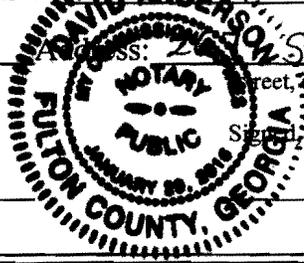
Randy Verma
(representative's signature) Phone _____ E-mail _____



My commission expires: 1/29/16 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Titleholder Randy & Pam Verma Phone # 770-645-0195 E-mail randy@vermas.com

Signature Randy Verma
(attach additional signatures, if needed) Pam Verma Address: 2671 Stonebrook Ct Roswell, GA 30075
(street, city, state and zip code)



My commission expires: 1/29/16 Signed, sealed and delivered in presence of: [Signature]
Notary Public

Present Zoning of Property residential R-15

Location 2671 Stonebrook Court Roswell, GA 30075
(street address, if applicable; nearest intersection, etc.)

Land Lot(s) 98 District 2nd Size of Tract .359 Acre(s)

Please select the extraordinary and exceptional condition(s) to the piece of property in question. The condition(s) must be peculiar to the piece of property involved.

Size of Property Shape of Property Topography of Property Other

The Cobb County Zoning Ordinance Section 134-94 states that the Cobb County Board of Zoning Appeals must determine that applying the terms of the Zoning Ordinance without the variance would create an unnecessary hardship. Please state what hardship would be created by following the normal terms of the ordinance.

Building needs are larger than code in area /

List type of variance requested: waive the setback for an extension to existing structure from 30 feet to 20 feet on Lot 98
12